

CITY OF WINTERS

DEVELOPMENT IMPACT FEE STUDY

Prepared by:

Economic & Planning Systems

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I. INTRODUCTION

The City of Winters is currently updating its General Plan. The General Plan projects that the population at buildout will be 12,500 people, an increase of approximately 7,800 residents since 1991. In order to accommodate this new growth, the City will need to construct additional public infrastructure and acquire additional capital equipment. To finance the additional infrastructure required by new development, the City of Winters will levy a series of development impact fees. This report presents the justification and calculation of these fees.

PURPOSE

The purpose of this report is to establish the relationship between the new development that is projected to occur within the framework of the General Plan and the need for the additional public infrastructure and capital equipment. After establishing the nexus, this report calculates the fees to be levied for each type of land use based upon the proportionate demand on the total facility use each land use represents.

AUTHORITY

This report has been prepared to establish a development impact fee program pursuant to the City of Winters police power in accordance with the procedural guidelines established in A.B. 1600 which is codified in California Government Section 66000 et seq. These provisions set forth the procedural requirements for establishing and collecting development impact fees.

STRUCTURE OF THE REPORT

This report is divided into six sections. Following this introduction, Chapter II summarizes the methodology used in this report. Chapter III discusses the sources of the cost estimates for the required public infrastructure and capital equipment. Chapter IV presents the findings necessary to establish the development impact fees. Chapter V shows the calculation of the development impact fees and summarizes these fees by land use. Chapter VI covers implementation issues and the need for adjustments to the fee structure.

COMPANION DOCUMENT

The Financing Plan for the City of Winters General Plan is a companion document to this fee study. The Financing Plan addresses additional issues including how to finance facilities required by existing development, the projected cash flow for the fee program, other non-city needs such as schools, and financial feasibility of the General Plan.

FINAL REPORT

This final report reflects the decisions made by the Winters City Council in approving the Development Impact Fee Study, Fee Ordinance, and Fee Resolution on May 26, 1992. On May 1, 1992 Economic and Planning Systems (EPS) submitted the Draft Final Report of the City of Winters Development Impact Fee Study. On May 7 and May 15, 1992 EPS submitted addendums to the Fee Study. These addendums introduced fees for the Public Quasi-Public land use, incorporated final cost changes from City Staff and consultants, clarified the application of fees to development projects which are atypical of their land use designation (e.g. multi-family residential in the Central Business District), and presented an option of a two-tiered Sewer Fee Program. This final report incorporates the relevant changes from the two addendums.

II. METHODOLOGY

SUMMARY OF METHODOLOGY

The methodology for calculating the development impact fees is summarized below:

- 1) Determine the amount and cost of new public facilities and equipment needed by new development to maintain existing levels of service.
- 2) Determine the net cost of facilities to be funded by development impact fees after accounting for other financing sources such as private financing and redevelopment funds.
- 3) For facilities that benefit all new development in Winters, determine the appropriate common use factors by which to allocate to different land uses the cost of the various public facilities needed to serve new development.
- 4) Apply the appropriate common use factors to the land uses presented in the General Plan in order to determine the allocation of costs to each land use.
- 5) Divide the total cost allocated to each land use: 1) by the number of units for residential land uses to determine the fee per unit or, 2) by the number of built square feet for non-residential land uses to determine the fee per built square foot.
- 6) For facilities that benefit specific areas, divide the City into benefit zones and allocate the costs of the facilities to those zones. To allocate costs within the zones to different land uses, apply the common use factors described in steps 3 and 4.

ALLOCATION BETWEEN EXISTING AND NEW DEVELOPMENT

In determining the amount of facilities needed and the allocation of the cost of facilities between existing residents and new development, the City staff and consultants used the following principles:

- 1) The amount and cost of new facilities and equipment was based on maintaining existing levels of service.
- 2) Improvements that benefit existing residents or would be needed regardless of whether growth occurred were allocated 100% to existing residents.
- 3) Facilities and equipment that will be needed to serve new development were allocated 100% to new development.

- 4) Facilities that replace and expand current capacity or create a new service (such as the corporation yard/ storage facility) were allocated between existing and new development based on their relative shares of population at buildout. Based on 7,800 new residents out of a projected buildout population of 12,500, new development's share is 62.5% and existing development's share is 37.5% for those facilities.

Using these allocation principles, City Staff and consultants made the determination of the amount and cost of new public facilities needed to serve new development at existing levels of service. Consultants made their determinations in the Facility Master Plans.

MASTER PLAN FACILITIES

CH2MHill prepared the Sewer, Water, and Drainage Master Plans describing the facilities needed to serve the City of Winters at its buildout population of 12,500 based on the land uses in the General Plan. Wilbur Smith & Associates prepared the Circulation System Master Plan. These Master Plans (using the allocation principles discussed above) identify both improvements to existing infrastructure and the new infrastructure needed to serve new development which will be paid for by new development. In addition, the City Public Works Department (using the allocation principles described above) has determined that the construction of the corporation yard will be needed and that additional capital equipment will be necessary to maintain existing levels of Water, Sewer, Drainage, and Circulation service for the buildout population.

NON-MASTER PLAN FACILITIES

In addition to the Master Plan facilities described above, City staff determined the cost of other capital facilities needed to serve new development. These additional facilities include public safety capital, parks, and capital facilities for general city office and administration. In making these determinations, City staff followed the allocation principles described above.

For public safety capital, the City of Winters Police Department has determined the amount of new facilities and equipment needed by new development to maintain existing levels of service when the population reaches 12,500. The methods used by the Police Department to estimate costs are discussed in greater detail in Chapter III.

City staff has determined that to serve new development, the City will need additional vehicles, equipment, and facilities for planning and administrative services.

With regard to parks, the City currently exceeds the Quimby Act maximum standard of 5 acres per thousand population of land for parks. The park development fee is based on maintaining this Quimby maximum standard with improved parks.

COMMON USE FACTORS

After determining the allocation of facilities between existing and new development, the cost of these facilities were then allocated to each land use. The allocations to the land use categories within the General Plan are based upon the percent share of total use of each type of facility that each land use represents. In order to calculate total use, common use factors must be developed for each facility. The common use factors used in this fee study are discussed below.

"Common use factor" means the amount of facility use per acre for each land use.

The total demand for each land use is calculated by multiplying the number of acres of that land use by the common use factor for that land use. All common use factors are expressed on a per acre basis. Use factors were provided by the City of Winters and the City's Master Plan Consultants. In some cases, such as the water system, the "raw" use factors were all expressed on a per acre basis. In this case, the use factor is already in common use factor form. In other cases, such as roads, use factors were expressed in terms of p.m. peak trips per unit or per employee. To convert these trip rate use factors to common use factors, EPS multiplied each trip rate by dwelling units per acres or employees per acre. This multiplication converts the use factor to a common use factor expressed on a per acre basis. All of these calculations are shown the figures beginning on page 8.

WATER SYSTEM

For the water system, the appropriate common use factor is gallons of water demanded per acre per year. The use factors presented in **Figure 1** are from the Water System Master Plan prepared by CH2MHill for the City of Winters.

WASTEWATER SYSTEM

For the sewer system, the appropriate common use factor is gallons of sewage flow per acre per day. The use factors presented in **Figure 2** are from the Sewer System Master Plan prepared by CH2MHill for the City of Winters.

REFUSE CAPITAL

For refuse capital, the appropriate common use factor is pounds of solid waste generated per day. The use factors presented in **Figure 3** are from the draft development impact fee study prepared by Ralph Anderson & Associates (RAA) for the City of Winters in December 1989. According to their report, RAA obtained the pounds per day factors from refuse generation data provided by the State Waste Management Board.

STREETS

The number of p.m. peak trips determines the demand and size of road facilities. Therefore, peak trip generation is the appropriate use factor for street facilities. The p.m. peak trip generation rates presented in **Figure 4** are from the Winters Revised General Plan Traffic Analysis prepared by Wilbur Smith and Associates.

STORM DRAIN

Because the amount of runoff generated by a given land use determines the need for storm drains, runoff coefficients are the appropriate use factor by which to allocate storm drain facilities. **Figure 5** shows the runoff coefficients for the different land uses in the General Plan. These coefficients were provided by CH2MHill, the City's Storm Drain Master Plan consultant. According to CH2MHill, the land in Winters does not drain well, so even undeveloped land has a coefficient of .45. For this reason, all residential land uses have been assigned a .45 coefficient. Non-residential land uses have been assigned coefficients of .8 because of the increased amount of impervious area.

PARKS

Park demand is determined by the intensity of use by the number of persons using park facilities. Therefore population per acre is the appropriate use factor. For this fee study, it has been assumed that parks benefit residents rather than employees. Based on this assumption, no park costs have been allocated to non-residential land uses. **Figure 6** shows the use factors for all residential land uses.

PUBLIC SAFETY CAPITAL

For police capital, the common use factor is the calls for police service per acre. **Figure 7** shows the calls for service per acre factor calculated by Economic and Planning Systems. The data on calls for service per residential unit or square foot of non-residential space were collected by the City of Winters Police Department over a six month period during 1989.

GENERAL CAPITAL

The general capital improvements are needed because of the projected increase in the population and the number of people working in Winters and their increased demand for city services. For this reason, population or employees is the appropriate use factor. The population/employee density factors shown in **Figure 8** come from two sources. For residential land uses, the population density factors were provided by the City of Winters. The commercial, office, and heavy industrial employee densities were provided by in the

Draft Environmental Impact Report prepared by Duncan & Jones. (These are the same population figures used by Wilbur Smith Associates to calculate trip rates.)

FLOOD STUDY AREA

All of the facilities and improvements discussed above benefit all areas of Winters regardless of location. However, the storm drain improvements identified in the Storm Drainage System Master Plan benefit only those properties outside the flood study area.

Approximately 504 acres in the Winters General Plan lies within the Flood Study Area. Property within the Flood Study area either currently lies within the 100 year flood plain or drains into the flood plain. Property within the flood study area may not develop until a comprehensive flood control program is completed. Studies will soon be underway to address the flood control problems. Once a flood control solution is agreed upon, a flood control fee will be calculated for the flood study area.

Property outside the flood study area may proceed through the entitlement process once the General Plan is adopted. The Storm Drain Master Plan identifies the cost of the storm drain system for these properties. Accordingly, the cost of the storm drain system is allocated only to the property which is outside the flood study area.

Figure 1
City of Winters
Water System Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	1,108,000 gal/acre/year		1,108,000 gal/acre/year
Low Density Residential	1,108,000 gal/acre/year		1,108,000 gal/acre/year
Medium Density Residential	1,108,000 gal/acre/year		1,108,000 gal/acre/year
Medium High Density Residential	1,238,000 gal/acre/year		1,238,000 gal/acre/year
High Density Residential	1,238,000 gal/acre/year		1,238,000 gal/acre/year
Neighborhood Commercial	1,238,000 gal/acre/year		1,238,000 gal/acre/year
Highway Service Commercial	1,238,000 gal/acre/year		1,238,000 gal/acre/year
Central Business District	1,238,000 gal/acre/year		1,238,000 gal/acre/year
Office	652,000 gal/acre/year		652,000 gal/acre/year
Business/Industrial Park	1,467,000 gal/acre/year		1,467,000 gal/acre/year
Light Industrial	652,000 gal/acre/year		652,000 gal/acre/year
Heavy Industrial	1,467,000 gal/acre/year		1,467,000 gal/acre/year
Public/Quasi-Public	652,000 gal/acre/year		652,000 gal/acre/year

water_use

Figure 2
City of Winters
Wastewater System Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	500 gal/acre/day		500 gal/acre/day
Low Density Residential	1,500 gal/acre/day		1,500 gal/acre/day
Medium Density Residential	2,000 gal/acre/day		2,000 gal/acre/day
Medium High Density Residential	2,500 gal/acre/day		2,500 gal/acre/day
High Density Residential	3,500 gal/acre/day		3,500 gal/acre/day
Neighborhood Commercial	2,500 gal/acre/day		2,500 gal/acre/day
Highway Service Commercial	2,500 gal/acre/day		2,500 gal/acre/day
Central Business District	3,500 gal/acre/day		3,500 gal/acre/day
Office	2,500 gal/acre/day		2,500 gal/acre/day
Business/Industrial Park	2,500 gal/acre/day		2,500 gal/acre/day
Light Industrial	2,000 gal/acre/day		2,000 gal/acre/day
Heavy Industrial	3,000 gal/acre/day		3,000 gal/acre/day
Public/Quasi-Public	1,538 gal/acre/day		1,538 gal/acre/day

WW_use

Figure 3
City of Winters
Refuse Capital Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	18.90 lbs/du/day	0.80 du/acre	15.12 lbs/acre/day
Low Density Residential	18.90 lbs/du/day	3.08 du/acre	58.21 lbs/acre/day
Medium Density Residential	18.90 lbs/du/day	4.62 du/acre	87.32 lbs/acre/day
Medium High Density Residential	18.90 lbs/du/day	7.70 du/acre	145.53 lbs/acre/day
High Density Residential	16.80 lbs/du/day	15.40 du/acre	258.72 lbs/acre/day
Neighborhood Commercial	439.20 lbs/acre/day		439.20 lbs/acre/day
Highway Service Commercial	439.20 lbs/acre/day		439.20 lbs/acre/day
Central Business District	1,756.80 lbs/acre/day		1,756.80 lbs/acre/day
Office	439.20 lbs/acre/day		439.20 lbs/acre/day
Business/Industrial Park	301.20 lbs/acre/day		301.20 lbs/acre/day
Light Industrial	301.20 lbs/acre/day		301.20 lbs/acre/day
Heavy Industrial	301.20 lbs/acre/day		301.20 lbs/acre/day

refuse_use

Figure 4
City of Winters
Streets Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	1.14 pm pk. trip/du/day	0.80 du/acre	0.91 pm pk. trip/acre/day
Low Density Residential	1.14 pm pk. trip/du/day	3.08 du/acre	3.51 pm pk. trip/acre/day
Medium Density Residential	1.14 pm pk. trip/du/day	4.62 du/acre	5.27 pm pk. trip/acre/day
Medium High Density Residential	1.14 pm pk. trip/du/day	7.70 du/acre	8.78 pm pk. trip/acre/day
High Density Residential	0.91 pm pk. trip/du/day	15.40 du/acre	14.04 pm pk. trip/acre/day
Neighborhood Commercial	0.76 pm pk. trip/emp/day	44.00 emp/acre	33.27 pm pk. trip/acre/day
Highway Service Commercial	0.76 pm pk. trip/emp/day	44.00 emp/acre	33.27 pm pk. trip/acre/day
Central Business District	0.35 pm pk. trip/emp/day	176.00 emp/acre	62.09 pm pk. trip/acre/day
Office	0.35 pm pk. trip/emp/day	44.00 emp/acre	15.52 pm pk. trip/acre/day
Business/Industrial Park	0.35 pm pk. trip/emp/day	18.00 emp/acre	6.35 pm pk. trip/acre/day
Light Industrial	0.35 pm pk. trip/emp/day	18.00 emp/acre	6.35 pm pk. trip/acre/day
Heavy Industrial	0.35 pm pk. trip/emp/day	18.00 emp/acre	6.35 pm pk. trip/acre/day

streets_use

Figure 5
City of Winters
Storm Drain Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	0.45 runoff/acre		0.45 runoff/acre
Low Density Residential	0.45 runoff/acre		0.45 runoff/acre
Medium Density Residential	0.45 runoff/acre		0.45 runoff/acre
Medium High Density Residential	0.45 runoff/acre		0.45 runoff/acre
High Density Residential	0.45 runoff/acre		0.45 runoff/acre
Neighborhood Commercial	0.80 runoff/acre		0.80 runoff/acre
Highway Service Commercial	0.80 runoff/acre		0.80 runoff/acre
Central Business District	0.80 runoff/acre		0.80 runoff/acre
Office	0.80 runoff/acre		0.80 runoff/acre
Business/Industrial Park	0.80 runoff/acre		0.80 runoff/acre
Light Industrial	0.80 runoff/acre		0.80 runoff/acre
Heavy Industrial	0.80 runoff/acre		0.80 runoff/acre

gen_sd_use

Figure 6
City of Winters
Public Safety Capital Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	1.5827 calls/du/year	0.80 du/acre	1.27 calls/acre/year
Low Density Residential	1.5827 calls/du/year	3.08 du/acre	4.87 calls/acre/year
Medium Density Residential	1.5827 calls/du/year	4.62 du/acre	7.31 calls/acre/year
Medium High Density Residential	1.5827 calls/du/year	7.70 du/acre	12.19 calls/acre/year
High Density Residential	3.7419 calls/du/year	15.40 du/acre	57.63 calls/acre/year
Neighborhood Commercial	0.0020 calls/sq ft/year	10,890 sq ft/acre	21.78 calls/acre/year
Highway Service Commercial	0.0020 calls/sq ft/year	10,890 sq ft/acre	21.78 calls/acre/year
Central Business District	0.0020 calls/sq ft/year	43,560 sq ft/acre	87.12 calls/acre/year
Office	0.0020 calls/sq ft/year	10,890 sq ft/acre	21.78 calls/acre/year
Business/Industrial Park	0.0004 calls/sq ft/year	10,890 sq ft/acre	4.36 calls/acre/year
Light Industrial	0.0004 calls/sq ft/year	10,890 sq ft/acre	4.36 calls/acre/year
Heavy Industrial	0.0004 calls/sq ft/year	10,890 sq ft/acre	4.36 calls/acre/year

pub_saf_use

Figure 7
City of Winters
Parks & Recreation Capital Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	2.24 pop/acre		2.24 pop/acre
Low Density Residential	8.62 pop/acre		8.62 pop/acre
Medium Density Residential	12.94 pop/acre		12.94 pop/acre
Medium High Density Residential	17.71 pop/acre		17.71 pop/acre
High Density Residential	30.80 pop/acre		30.80 pop/acre
Neighborhood Commercial			
Highway Service Commercial			
Central Business District			
Office			
Business/Industrial Park			
Light Industrial			
Heavy Industrial			

pandr_use

Figure 8
City of Winters
General Capital Use Factor Calculation

Land Use	Use Factor	Density	Common Use Factor (Use Factor x Density)
Rural Residential	2.80 pop/du	0.80 du/acre	2.24 people/acre
Low Density Residential	2.80 pop/du	3.08 du/acre	8.62 people/acre
Medium Density Residential	2.80 pop/du	4.62 du/acre	12.94 people/acre
Medium High Density Residential	2.30 pop/du	7.70 du/acre	17.71 people/acre
High Density Residential	2.00 pop/du	15.40 du/acre	30.80 people/acre
Neighborhood Commercial	247.50 sq ft/emp	10,890 sq ft/acre	44.00 people/acre
Highway Service Commercial	247.50 sq ft/emp	10,890 sq ft/acre	44.00 people/acre
Central Business District	247.50 sq ft/emp	43,560 sq ft/acre	176.00 people/acre
Office	247.50 sq ft/emp	10,890 sq ft/acre	44.00 people/acre
Business/Industrial Park	605.00 sq ft/emp	10,890 sq ft/acre	18.00 people/acre
Light Industrial	605.00 sq ft/emp	10,890 sq ft/acre	18.00 people/acre
Heavy Industrial	605.00 sq ft/emp	10,890 sq ft/acre	18.00 people/acre

gen_cap_use

Note: People/acre for nonresidential land uses = (sq ft/acre) / (sq ft/emp).

This inversion is necessary because the use factor is expressed as sq ft per employee rather than employees per sq ft.

III. FACILITY COST ESTIMATES

SOURCES OF COST ESTIMATES

Cost estimates of the facilities and equipment needed to serve new development were prepared by the City's Master Plan Consultants and by City Staff. The source of these cost estimates is discussed below.

MASTER PLAN FUNDS

The fees presented in this report are based on cost estimates prepared by the City's Master Plan Consultants and by City Staff. CH2MHill prepared the Water, Sewer, and Storm Drain Master Plans. Wilbur Smith & Associates prepared the Circulation System Master Plan. These Master Plans present cost estimates for the Water, Sewer, Storm Drain, and Circulation Systems that will be needed by new development to maintain existing levels of service. In addition to the costs estimated in the Master Plans, City staff has estimated the cost of additional capital facilities and equipment needed by new development. These additional items include the new storage facility/ corporation yard, tools, and vehicles.

NON-MASTER PLAN FUNDS

Park costs are based on the Quimby standard of 5 acres per thousand population, the 7,800 new residents projected in the General Plan, and park development costs of \$85,000 per acre. The \$85,000 figure was provided by EPS and is a close approximation of park development costs in comparable areas (e.g., Elk Grove and Dinuba.) Total park development costs to be funded by fees are \$3,315,000 ($\$3,315,000 = 7.8 \text{ thousand} \times 5 \text{ acres/thousand} \times \$85,000/\text{acre}$).

The City of Winters Police Department estimated the total cost of the required police capital equipment and facilities needed to provide service for a population of 12,500 by using the following standards: 1.79 officers per thousand population, 330 square feet of space per employee, .5 patrol vehicles per officer and 3 vehicles for detectives/administrative functions. These standards are based upon the current level of service. The cost of the station was based on an estimated construction cost of \$123.80 per foot for the City of Dixon police station, a city with comparable police service needs. Estimates of required capital equipment were based on an analysis of other similar police departments. A complete description of the methodology used by the City to estimate police facility and equipment costs is contained in a memorandum from the City of Winters Police Chief.

The Cost of General Capital Facilities was estimated by the City of Winters. These amounts include the cost of new facilities necessary to support an expansion of administrative and planning services.

ADDITIONAL FEES

In addition to the facilities and equipment described above, the City will need more fire capital facilities and equipment and general capital equipment and facilities. Also, all departments in the City will need equipment and furnishings.

When the fire Study being prepared by Shannon & Associates is completed, the City will be able to identify the fire capital needs generated by new development and will then establish a fire capital fee. City staff is currently studying general administrative capital needs and the need for additional equipment and furnishings. When this in-house review is complete, these items will be added to the fee program.

If the City elects to provide refuse collection rather than contract for service, it will need refuse capital equipment and facilities. The City will establish a refuse capital fee at that time.

OTHER FUNDING SOURCES

The equipment and facilities needed by new development will be funded by several mechanisms in addition to development impact fees. These funding sources include redevelopment, private financing of in-tract subdivision improvements, and other broad based funding mechanisms.

REDEVELOPMENT FUNDS

The City has a Redevelopment Agency which will provide tax increment revenues that will fund facilities that serve both new and existing development. Currently, the City plans to allocate approximately \$9 million in redevelopment funds to help pay for facilities serving new development.

PRIVATE FINANCING

Certain facilities needed by new development are part of in-tract improvements which are the responsibility of private developers. Two lane roads, water lines up to 12" in diameter for residential and up to 14" for commercial, sewer lines up to 12" in diameter, and storm drain pipes up to 36" in diameter are all classified as in-tract improvements. These in-tract improvements will be funded privately by developers.

Although two lane roads are classified as private responsibility, portions of these roads have no private frontage and therefore are included in the fee program. The cost portion of

the two lane roads that will be incorporated into the fee program is identified in Table 8 of the Circulation System Master Plan.

OTHER BROAD BASED FINANCING

Certain park, bridge, and road facilities benefit the entire community. These items cannot be funded with fees because they represent improvements above existing levels of service. Nevertheless, if the City elects to fund these items through broad based funding mechanisms, new development will pay its fair share. Examples of broad based funding mechanisms include City-wide Mello-Roos Community Facilities District, General Obligation Bonds, and commitment of general fund revenues.

Figure 9 shows the total estimated cost of the facilities benefiting new development and a breakdown of the funding sources. **Figure 10** shows the fee funded portion of these costs.

Figure 9
City of Winters
Funding Sources for Facilities Required by New Development

	Total	Water Fund 90	Sewer Fund 91	Refuse Fund 92	Gen. Storm Drainage Fund 93.1	St. Drainage Out of Flood Area Fund 93.2	Streets Fund 94	Parks and Recreation Fund 95	Public Safety Fund 96	General Capital Fund 99
Master Plan Facilities Funding										
Fees	\$29,065,815	\$4,095,851	\$15,041,836	\$0	\$0	\$645,628	\$9,282,500	\$0	\$0	\$0
Private	\$22,228,396	\$4,125,271	\$4,035,253	\$0	\$0	\$940,372	\$13,127,500	\$0	\$0	\$0
Redevelopment	\$2,199,007	\$155,994	\$113,013	\$0	\$0	\$0	\$1,930,000	\$0	\$0	\$0
Subtotal Master Plan Funding	\$53,493,218	\$8,377,116	\$19,190,102	\$0	\$0	\$1,586,000	\$24,340,000	\$0	\$0	\$0
Non-Master Plan Facilities Funding										
Fees	\$7,448,257	\$281,742	\$370,750	\$0	\$263,972	\$0	\$857,500	\$3,315,000	\$1,585,663	\$773,630
Redevelopment	\$7,064,250	\$0	\$0	\$0	\$0	\$0	\$220,000	\$4,600,000	\$156,250	\$2,088,000
Other Broad Based Financing	\$14,264,700	\$0	\$30,000	\$0	\$0	\$0	\$6,434,500	\$7,800,200	\$0	\$0
Subtotal Non-Master Plan Funding	\$28,777,207	\$281,742	\$400,750	\$0	\$263,972	\$0	\$7,512,000	\$15,715,200	\$1,741,913	\$2,861,630
Total Improvements Funding	\$82,270,425	\$8,658,858	\$19,590,852	\$0	\$263,972	\$1,586,000	\$31,852,000	\$15,715,200	\$1,741,913	\$2,861,630
Summary of Funding										
Fees	\$36,514,072	\$4,377,593	\$15,412,586	\$0	\$263,972	\$645,628	\$10,140,000	\$3,315,000	\$1,585,663	\$773,630
Private	\$22,228,396	\$4,125,271	\$4,035,253	\$0	\$0	\$940,372	\$13,127,500	\$0	\$0	\$0
Redevelopment	\$9,263,257	\$155,994	\$113,013	\$0	\$0	\$0	\$2,150,000	\$4,600,000	\$156,250	\$2,088,000
Other Broad Based Financing	\$14,264,700	\$0	\$30,000	\$0	\$0	\$0	\$6,434,500	\$7,800,200	\$0	\$0
Total Funding	\$82,270,425	\$8,658,858	\$19,590,852	\$0	\$263,972	\$1,586,000	\$31,852,000	\$15,715,200	\$1,741,913	\$2,861,630

"Funding"

Figure 10
City of Winters
Fee Funded Facilities Required By New Development

Source	Total	Water Fund 90	Sewer Fund 91	Refuse Fund 92	Gen. Storm Drainage Fund 93.1	St. Drainage Out of Flood Area Fund 93.2	Streets Fund 94	Parks and Recreation Fund 95	Public Safety Fund 96	General Capital Fund 99
Master Plan	\$29,065,815	\$4,095,851	\$15,041,836	\$0	\$0	\$645,628	\$9,282,500	\$0	\$0	\$0
Non-Master Plan										
Building & Grounds	\$5,449,280	\$125,000	\$308,905	\$0	\$159,375	\$0	\$577,500	\$3,315,000	\$963,500	\$0
Other	\$1,998,977	\$156,742	\$61,845	\$0	\$104,597	\$0	\$280,000	\$0	\$622,163	\$773,630
Subtotal	\$7,448,257	\$281,742	\$370,750	\$0	\$263,972	\$0	\$857,500	\$3,315,000	\$1,585,663	\$773,630
Total Fee Funded Facilities	\$36,514,072	\$4,377,593	\$15,412,586	\$0	\$263,972	\$645,628	\$10,140,000	\$3,315,000	\$1,585,663	\$773,630

fee_facilities

IV. FINDINGS

This section of the report presents the findings necessary to establish the development impact fees in accordance with A.B. 1600. For each facility for which the City will levy a development impact fee, the findings state: 1) the purpose of the fee, 2) the use of the fee, 3) the relationship between the use of the fee and type of development, 4) relationship between need for the facility and the type of project, and 5) the relationship between the amount of fee and the cost portion attributed to new development.

SEWER SYSTEM

Purpose of Fee: Waste Water Collection and Treatment

Use of Fee: Expansion of existing and construction of new waste water treatment plant and collection facilities as described in the *Sewer System Master Plan* prepared by CH2M HILL dated April 1992. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide sewer treatment service for a population of 12,500 as projected in the Winters General Plan.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, commercial, and industrial land uses in Winters will generate additional waste water and the need for treatment and collection capacity. The fees will be used to expand capacity to accommodate new development.

Relationship Between Need for Facility and Type of Project: Each new development project (residential, commercial, office, and industrial) will add to the incremental need for waste water treatment and collection capacity. Currently, the City's existing sewer system is being monitored to confirm existing sewer capacity. Based on CH2MHill' estimates, the City is at or near its sewer capacity, so an additional pond and ultimately a new treatment facility is necessary.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The generation of waste water for each land use has been estimated by applying the sewer common use factor to the land uses stated in the General Plan. For the sewer system, the appropriate common use factor is gallons of sewage flow per acre per day. **Figure 2** shows the waste water system use factors provided by the City's Sewer Master Plan consultant, CH2M HILL.

The total cost of the required waste water facilities comes from two sources: The *Sewer System Master Plan*, and estimates made by the City of Winters of the cost of additional capital equipment and facilities required by the City to provide sewer collection and treatment service for a population of 12,500.

The estimated total cost of the sewer facilities has been allocated to each land use based upon a percentage of total waste water treatment demand generated by each land use type. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 2** to the land uses described in the General Plan in order to determine the cost share and the fee amount for each land use. The result is a dollar figure attributed to each dwelling unit type for the various residential land use categories and to each square foot of building space for non-residential land uses.

WATER SYSTEM

Purpose of Fee: Provide Potable Water to New Residents

Use of Fee: Expansion of existing and construction of new water wells, distribution facilities and pumping facilities as described in the *Water System Master Plan* prepared by CH2M HILL dated April 1992. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide potable water service for a population of 12,500 as projected in the Winters General Plan.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demand for potable water and the associated need for wells, distribution facilities and pumping facilities. The fees will be used to expand water supply to accommodate new development.

Relationship Between Need for Facility and Type of Project: Each new development project (residential, commercial, office, and industrial) will add to the incremental need for potable water. The current water delivery system is at capacity so new wells, distribution facilities, and pumping facilities are necessary.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The amount of potable water demand for each land use has been estimated by applying the water common use factor to the land uses stated in the General Plan. For the water system, the appropriate common use factor is gallons of water per acre per year. **Figure 1** shows the water system use factors provided by the City's Water Master Plan consultant, CH2M HILL. These use factors are based on water demand patterns per acre from the comparable cities of Davis and Folsom.

The total cost of the required water facilities comes from two sources: The *Water System Master Plan*, and estimates made by the City of Winters of the cost of additional capital equipment and facilities required by the City to provide potable water service for a population of 12,500.

The estimated total cost of the water facilities has been allocated to each land use based upon a percentage of total water demand generated by each type of land use. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 1** to the land

uses described in the General Plan in order to determine the cost share and the amount of the fee for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

CIRCULATION SYSTEM

Purpose of Fee: Provide circulation system with level of service C or better.

Use of Fee: Expansion of existing and construction of new roadway facilities as described in the *Circulation Master Plan* prepared by Wilbur Smith Associates dated April 24, 1992. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide a circulation system for a population of 12,500 as projected in the Winters General Plan.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, commercial, and industrial land uses in Winters will generate additional vehicular trips and the need for roadway capacity to maintain existing levels of service. The fees will be used to expand capacity which will facilitate traffic flow.

Relationship Between Need for Facility and Type of Project: Each new development project (residential, commercial, office, and industrial) will add to the incremental need for roadway capacity as indicated in the *Circulation Master Plan*. If a minimum of service level C is to be maintained, the roadway system must be expanded.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The amount of trips generated for each land use has been estimated by applying the common use factor to the land uses stated in the General Plan. For the circulation system, the appropriate common use factor is p.m. peak trips per acre per day. **Figure 4** shows the trip rates provided by the City's Circulation Master Plan consultant, Wilbur Smith Associates. The trip rates are derived from the traffic model prepared by Wilbur Smith for the City of Winter and from data provided by the Institute of Transportation engineers.

The total cost of the required roadway facilities comes from two sources: The *Circulation Master Plan*, and estimates made by the City of Winters of the cost of additional capital equipment and facilities required by the City to provide a circulation system with a minimum of service level C for a population of 12,500.

The estimated total cost of the roadway facilities has been allocated to each land use based upon a percentage of total trips generated by each type of land use. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 4** to the land uses described in the General Plan in order to determine the cost share and the amount of the fee

for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

STORM DRAINAGE SYSTEM

Purpose of Fee: Provide for collection and distribution of storm water.

Use of Fee: Expansion of existing and construction of new storm drain main lines as described in the *Storm Drainage Master Plan* prepared by CH2M HILL dated April 1992. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide storm drainage for a population of 12,500 as projected in the Winters General Plan.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, commercial, and industrial land uses in Winters will generate additional runoff and the associated need for storm drain facilities. The fees will be used to expand the storm drain system to accommodate new development.

Relationship Between Need for Facility and Type of Project: Each new development project (residential, commercial, office, and industrial) will generate additional runoff. All new development must have adequate storm drains in order to collect the storm water runoff.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The amount of storm water runoff generated by each land use has been estimated by applying the storm drain common use factor to the land uses stated in the General Plan. For the storm drain system, the appropriate common use factor is the runoff coefficient per acre. **Figure 5** shows the runoff coefficient factors provided by the City's Storm Drainage Master Plan consultant, CH2M HILL. These coefficients were based on data collected for the City of Davis and for Yolo County.

The total cost of the required storm drain facilities comes from two sources: The *Storm Drainage Master Plan*, and estimates made by the City of Winters of the cost of additional capital equipment and facilities required by the City to provide storm drainage for a population of 12,500.

The estimated total cost of the storm drain facilities has been allocated to each land use based upon a percentage of total runoff generated by each type of land use. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 5** to the land uses described in the General Plan in order to determine the cost share and the amount of the fee for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

GENERAL CAPITAL

Purpose of Fee: Provide general capital equipment and facilities.

Use of Fee: Acquisition and construction of general capital equipment and facilities required by the City to provide general administrative services for a population of 12,500 as projected in the Winters General Plan.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demands for general city administrative services and the associated need for general capital equipment and facilities. The fees will be used to construct and acquire general facilities to accommodate new development.

Relationship Between Need for Facility and Type of Project: Each new development project (residential, commercial, office, and industrial) will generate additional demand for general city administrative services and the associated need for general capital equipment and facilities. Current general capital facilities are only adequate for existing residents so the City must acquire new general capital equipment and facilities to meet the needs of new development.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The amount of general capital equipment and facilities needed by each land use has been estimated by applying the general capital common use factor to the land uses stated in the General Plan. For general capital, the appropriate common use factor is the population per acre. **Figure 8** shows person per acre factors provided by the City of Winters and Economic and Planning Systems.

The total cost of the required general capital facilities comes from estimates prepared by the City of Winters of the cost of additional capital equipment and facilities required by the City to provide administrative services for a population of 12,500.

The estimated total cost of the general capital facilities has been allocated to each land use based upon a percentage of total population generated by each type of land use. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 8** to the land uses described in the general plan in order to determine the cost share and the amount of the fee for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

POLICE CAPITAL

Purpose of Fee: Purchase capital equipment and construct facilities for police services.

Use of Fee: Construction of new police station and acquisition of additional capital equipment and facilities required by the City to provide police service for a population of 12,500 as projected in the Winters General Plan.

Relationship Between Use of Fee and Type of Development: The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demand for police services and the associated need for police capital equipment and facilities. The fees will be used to construct and acquire police facilities and equipment for additional personnel to accommodate new development.

Relationship Between Need for Facility and Type of Project: Each new development project (residential, commercial, office, and industrial) will generate additional calls for police service and the associated need for police capital equipment and facilities. The existing police station is at capacity, so the city must construct a new police station and acquire additional police equipment and facilities to meet the needs of new development.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The need for police capital equipment and facilities generated by each land use has been estimated by applying the police service common use factor to the land uses stated in the General Plan. For police capital, the common use factor is calls for police service per acre. **Figure 7** shows the calls for service per acre factor calculated by Economic and Planning Systems. The data on calls for service per residential unit or square foot of non-residential space were collected by the City of Winters Police Department over a six month period during 1989.

The City of Winters Police Department estimated the total cost of the required police capital equipment and facilities needed to provide service for a population of 12,500 by using the following standards: 1.79 officers per thousand population, 330 square feet of space per employee, .5 patrol vehicles per officer and 3 vehicles for detectives/administrative functions. These standards are based upon the current level of service. The cost of the station was based on an estimated construction cost of \$123.80 per foot for the City of Dixon police station, a city with comparable police service needs. Estimates of required capital equipment were based on an analysis of other similar police departments. A complete description of the methodology used by the City to estimate police facility and equipment costs is contained in a memorandum from the City of Winters Police Chief.

The estimated total cost of the police capital facilities has been allocated to each land use based upon a percentage of total calls for service generated by each type of land use. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 7** to the land uses described in the General Plan in order to determine the cost share and the amount of the fee for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

PARK DEVELOPMENT

Purpose of Fee: Develop five acres of park land per thousand population.

Use of Fee: For each thousand additional residents, the fee will be used to improve 5 acres of park land to include turf, landscape, and recreational amenities.

Relationship Between Use of Fee and Type of Development: The development of new residential land uses in Winters will generate additional need for park and recreation services and the associated need for park facilities. The fees will be used to develop park land to serve new development.

Relationship Between Need for Facility and Type of Project: Each new residential development project will generate additional demand for park and recreation services and the associated need for park and recreation facilities. At the time of the 1990 census Winters had 36.7 acres of developed and designated park land and a population of 4,700 resulting in a ratio of 7.8 acres per thousand population. Although Winters has a standard of 7.8 acres per thousand population, the Quimby Act limits park land dedication from new development to 5 acres per thousand. In order to maintain the Quimby maximum standard of 5 acres per thousand with improved park land, Winters must develop 5 acres of park land per thousand population of new development.

Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development: The amount of park facilities needed by each residential land use has been estimated by applying the park development common use factor to the residential land uses stated in the General Plan. For park development, the appropriate common use factor is the population per acre. **Figure 6** shows person per acre factors provided by the City of Winters.

The total cost of the required park development was estimated by analyzing the cost of park development in other communities. In the City of Dinuba and the Elk Grove Community Services District, the cost of developing park land is approximately \$85,000 per acre. Based on the general plan projected population of 12,500, 7,800 new residents will be added to Winters. The cost of providing developed park land to these new residents is \$3,315,000. (\$3,315,000 equals 7.8 thousand x 5 acres/thousand x \$85,000/acre.)

The estimated total cost of park development has been allocated to each residential land use based upon a percentage of total population generated by each type of residential land use. This calculation, shown in **Figure 14**, applies the common use factors from **Figure 6** to the residential land uses described in the general plan in order to determine the cost share and the amount of the fee for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories.

V. FEE SUMMARY

Based on the findings, costs, and calculations discussed in the previous chapter, EPS has calculated the development impact fees for the City of Winters. **Figure 11** summarizes the land uses in Winters General Plan. **Figure 12** shows the fee for residential development. The fees are expressed on per unit basis. **Figure 13** shows the fees for non-residential development. These fees are expressed on a per built square foot basis.

Figure 14 is a multi-page table which shows the calculation of each fee. This table applies the common use factors discussed in Chapter 3 to the land uses from the General Plan (summarized in **Figure 11**).

This study used the amount of acreage in each general plan land use designation as the basis for estimating the anticipated demand on public services and facilities. Each general plan land use designation reflects a range of types of uses. Although generally somewhat uniform in the types of uses allowed in each land use category, certain atypical uses are allowed in land use designations that have substantially different demands on public facilities from the typical uses. For example, multi-family residential units are allowed within the Central Business District land use designation, even though the typical central business district uses are retail commercial, restaurants, and professional offices. Thus, although residential use is included in what is *designated* in the general plan land use regulations as a commercial category, the *actual* type of use (residential) more accurately reflects what the demand on the City's facilities is. Therefore, where a use is proposed for development, and the use is not typical of the use factors upon which the fee was calculated for the applicable general plan land use designation, the fee that will be applied to that type of proposed use will be based upon the category that most closely reflects the typical demands for that use.

Figure 11
City of Winters
Land Use Assumptions
New Development

Land Use	Density	Population/ Employee Ratios	Developable Acres	Dwelling Units	Building Square Feet	Population/ Employees
Rural Residential	0.80 du/acre	2.8 pop/du	51.13	41		115
Low Density Residential	3.08 du/acre	2.8 pop/du	104.55	322		902
Medium Density Residential	4.62 du/acre	2.8 pop/du	364.08	1,682		4,710
Medium High Density Residential	7.70 du/acre	2.3 pop/du	75.97	585		1,345
High Density Residential	15.40 du/acre	2.0 pop/du	31.01	478		955
Neighborhood Commercial	25% far	44.0 emp/acre	20.40		222,202	898
Highway Service Commercial	25% far	44.0 emp/acre	13.57		147,734	597
Central Business District	100% far	176.0 emp/acre	17.88		778,896	3,147
Office	25% far	44.0 emp/acre	11.96		130,244	526
Business/Industrial Park	25% far	18.0 emp/acre	34.28		373,315	617
Light Industrial	25% far	18.0 emp/acre	47.32		515,309	852
Heavy Industrial	25% far	18.0 emp/acre	27.19		296,115	489
Public/Quasi-Public	20% far	18.0 emp/acre	33.64		293,098	606
Total			832.98	3,107	2,756,914	

Note: Rural Residential includes Agricultural Residential. The 4.5 acres of Ag Res have been converted to 1.13 acres of Rural Res, based on the difference in relative densities.

lu_assump

Figure 12
City of Winters
Residential Fees by Land Use

Facility	Rural Residential	Low Density Residential	Medlum Density Residential	Med High Density Residential	High Density Residential
	Cost per DU	Cost per DU	Cost per DU	Cost per DU	Cost per DU
Water System	\$6,567	\$1,706	\$1,137	\$762	\$381
Wastewater System	\$5,666	\$4,415	\$3,925	\$2,943	\$2,060
Refuse Capital	\$0	\$0	\$0	\$0	\$0
General Storm Drains	\$353	\$92	\$61	\$37	\$18
Streets	\$1,765	\$1,765	\$1,765	\$1,765	\$1,412
Parks & Recreation Capital	\$1,156	\$1,156	\$1,156	\$950	\$826
Public Safety Capital	\$279	\$279	\$279	\$279	\$661
General Capital	\$143	\$143	\$143	\$117	\$102
City Wide Total	\$15,930	\$9,556	\$8,466	\$6,854	\$5,460
Storm Drain - non flood study area	\$1,772	\$460	\$307	\$184	\$92
Non Flood Study Area Total	\$17,702	\$10,016	\$8,773	\$7,038	\$5,553

cost_sum1

Figure 13
City of Winters
Nonresidential Fees by Land Use

Facility	Neighborhood Commercial	Highway Service Commercial	Central Business District	Office	Business/ Industrial Park	Light Industrial	Heavy Industrial	Planned Commercial	Public/ Quasi-Public
	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft	Cost/Built Sq Ft
Water System	\$0.54	\$0.54	\$0.13	\$0.28	\$0.64	\$0.28	\$0.64	\$0.41	\$0.35
Wastewater System	\$2.08	\$2.08	\$0.73	\$2.08	\$2.08	\$1.66	\$2.50	\$2.08	\$1.60
Refuse Capital	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Storm Drains	\$0.05	\$0.05	\$0.01	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.00
Streets	\$4.73	\$4.73	\$2.21	\$2.21	\$0.90	\$0.90	\$0.90	\$3.47	\$0.00
Parks & Recreation Capital	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Safety Capital	\$0.35	\$0.35	\$0.35	\$0.35	\$0.07	\$0.07	\$0.07	\$0.35	\$0.00
General Capital	\$0.21	\$0.21	\$0.21	\$0.21	\$0.08	\$0.08	\$0.08	\$0.21	\$0.00
City Wide Total	\$7.95	\$7.95	\$3.64	\$5.18	\$3.82	\$3.05	\$4.24	\$6.57	\$1.96
Storm Drain - non flood study area	\$0.23	\$0.23	\$0.06	\$0.23	\$0.23	\$0.00	\$0.00	\$0.23	\$0.00
Non Flood Study Area Total	\$8.19	\$8.19	\$3.70	\$5.41	\$4.06	\$3.05	\$4.24	\$6.80	\$1.96

Note: Planned Commercial is estimated as 50% Office and 50% Neighborhood Commercial, and the fees shown are calculated accordingly.

cost_sum2

Development within the Planned Commercial/Business Park (PCB) area should pay the appropriate High. Serv. Comm. and Business/Industrial Park rates shown in this table.

Figure 14
City of Winters
Fee Funded Facilities Cost Allocation

Facility	Land Use	Developable	Percent	Acres	Common	Units	Total	Percent	Cost	Fee	Fee	Fee Per
		Acres	Subject	Subject								
			To Fee	To Fee	Use Factor		Use	Share	Share	Per Acre	Per DU	Built Sq Ft
Water System	Rural Residential	51.13	100%	51.13	1,108,000	gal/acre/year	56,646,500	6.14%	\$268,579	\$5,253	\$6,567	
	Low Density Residential	104.55	100%	104.55	1,108,000		115,841,400	12.55%	\$549,241	\$5,253	\$1,706	
	Medium Density Residential	364.08	100%	364.08	1,108,000		403,400,640	43.69%	\$1,912,650	\$5,253	\$1,137	
	Medium High Density Residential	75.97	100%	75.97	1,238,000		94,050,860	10.19%	\$445,925	\$5,870	\$762	
	High Density Residential	31.01	100%	31.01	1,238,000		38,390,380	4.16%	\$182,021	\$5,870	\$381	
	Neighborhood Commercial	20.40	100%	20.40	1,238,000		25,260,462	2.74%	\$119,768	\$5,870		\$0.54
	Highway Service Commercial	13.57	100%	13.57	1,238,000		16,794,708	1.82%	\$79,629	\$5,870		\$0.54
	Central Business District	17.88	100%	17.88	1,238,000		22,136,678	2.40%	\$104,957	\$5,870		\$0.13
	Office	11.96	100%	11.96	652,000		7,797,920	0.84%	\$36,972	\$3,091		\$0.28
	Business/Industrial Park	34.28	100%	34.28	1,467,000		50,289,494	5.45%	\$238,438	\$6,956		\$0.64
	Light Industrial	47.32	100%	47.32	652,000		30,852,314	3.34%	\$146,281	\$3,091		\$0.28
	Heavy Industrial	27.19	100%	27.19	1,467,000		39,889,931	4.32%	\$189,131	\$6,956		\$0.64
	Public/Quasi-Public	33.64	100%	33.64	652,000		21,935,236	2.38%	\$104,002	\$3,091		\$0.35
	Total	832.98		832.98			923,286,522	100.00%	\$4,377,593			
Wastewater System	Rural Residential	51.13	100%	51.13	500	gal/acre/day	25,563	1.50%	\$231,746	\$4,533	\$5,666	
	Low Density Residential	104.55	100%	104.55	1,500		156,825	9.22%	\$1,421,754	\$13,599	\$4,415	
	Medium Density Residential	364.08	100%	364.08	2,000		728,160	42.83%	\$6,601,399	\$18,132	\$3,925	
	Medium High Density Residential	75.97	100%	75.97	2,500		189,925	11.17%	\$1,721,834	\$22,665	\$2,943	
	High Density Residential	31.01	100%	31.01	3,500		108,535	6.38%	\$983,964	\$31,731	\$2,060	
	Neighborhood Commercial	20.40	100%	20.40	2,500		51,011	3.00%	\$462,455	\$22,665		\$2.08
	Highway Service Commercial	13.57	100%	13.57	2,500		33,915	1.99%	\$307,469	\$22,665		\$2.08
	Central Business District	17.88	100%	17.88	3,500		62,584	3.68%	\$567,373	\$31,731		\$0.73
	Office	11.96	100%	11.96	2,500		29,900	1.76%	\$271,069	\$22,665		\$2.08
	Business/Industrial Park	34.28	100%	34.28	2,500		85,701	5.04%	\$776,956	\$22,665		\$2.08
	Light Industrial	47.32	100%	47.32	2,000		94,639	5.57%	\$857,984	\$18,132		\$1.66
	Heavy Industrial	27.19	100%	27.19	3,000		81,575	4.80%	\$739,543	\$27,198		\$2.50
	Public/Quasi-Public	33.64	100%	33.64	1,538		51,737	3.04%	\$469,038	\$13,942		\$1.60
	Total	832.98		832.98			1,700,068	100.00%	\$15,412,586			
Refuse Capital	Rural Residential	51.13	100%	51.13	15.12	lbs/acre/day	773	0.54%	\$0	\$0	\$0	
	Low Density Residential	104.55	100%	104.55	58.21		6,086	4.28%	\$0	\$0	\$0	
	Medium Density Residential	364.08	100%	364.08	87.32		31,791	22.37%	\$0	\$0	\$0	
	Medium High Density Residential	75.97	100%	75.97	145.53		11,056	7.78%	\$0	\$0	\$0	
	High Density Residential	31.01	100%	31.01	258.72		8,023	5.65%	\$0	\$0	\$0	
	Neighborhood Commercial	20.40	100%	20.40	439.20		8,962	6.31%	\$0	\$0		\$0.00
	Highway Service Commercial	13.57	100%	13.57	439.20		5,958	4.19%	\$0	\$0		\$0.00
	Central Business District	17.88	100%	17.88	1,756.80		31,413	22.11%	\$0	\$0		\$0.00
	Office	11.96	100%	11.96	439.20		5,253	3.70%	\$0	\$0		\$0.00
	Business/Industrial Park	34.28	100%	34.28	301.20		10,325	7.27%	\$0	\$0		\$0.00
	Light Industrial	47.32	100%	47.32	301.20		14,253	10.03%	\$0	\$0		\$0.00
	Heavy Industrial	27.19	100%	27.19	301.20		8,190	5.76%	\$0	\$0		\$0.00
	Public/Quasi-Public	33.64	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Total	832.98		799.34			142,083	100.00%	\$0			

Figure 14
City of Winters
Fee Funded Facilities Cost Allocation

Facility	Land Use	Developable Acres	Percent Subject To Fee	Acres Subject To Fee	Common Use Factor	Units	Total Use	Percent Share	Cost Share	Fee Per Acre	Fee Per DU	Fee Per Built Sq Ft
General Storm Drains	Rural Residential	51.13	100%	51.13	0.45	runoff/acre	23	5.48%	\$14,456	\$283	\$353	
	Low Density Residential	104.55	100%	104.55	0.45		47	11.20%	\$29,562	\$283	\$92	
	Medium Density Residential	364.08	100%	364.08	0.45		164	39.00%	\$102,944	\$283	\$61	
	Medium High Density Residential	75.97	100%	75.97	0.45		34	8.14%	\$21,481	\$283	\$37	
	High Density Residential	31.01	100%	31.01	0.45		14	3.32%	\$8,768	\$283	\$18	
	Neighborhood Commercial	20.40	100%	20.40	0.80		16	3.89%	\$10,257	\$503		\$0.05
	Highway Service Commercial	13.57	100%	13.57	0.80		11	2.58%	\$6,819	\$503		\$0.05
	Central Business District	17.88	100%	17.88	0.80		14	3.40%	\$8,988	\$503		\$0.01
	Office	11.96	100%	11.96	0.80		10	2.28%	\$6,012	\$503		\$0.05
	Business/Industrial Park	34.28	100%	34.28	0.80		27	6.53%	\$17,232	\$503		\$0.05
	Light Industrial	47.32	100%	47.32	0.80		38	9.01%	\$23,786	\$503		\$0.05
	Heavy Industrial	27.19	100%	27.19	0.80		22	5.18%	\$13,668	\$503		\$0.05
	Public/Quasi-Public	33.64	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Total	799.34		799.34			420	100.00%	\$263,972			
Streets	Rural Residential	51.13	100%	51.13	0.91	pm pk. trip/acre/day	47	0.71%	\$72,175	\$1,412	\$1,765	
	Low Density Residential	104.55	100%	104.55	3.51		367	5.60%	\$568,246	\$5,435	\$1,765	
	Medium Density Residential	364.08	100%	364.08	5.27		1,918	29.27%	\$2,968,244	\$8,153	\$1,765	
	Medium High Density Residential	75.97	100%	75.97	8.78		667	10.18%	\$1,032,271	\$13,588	\$1,765	
	High Density Residential	31.01	100%	31.01	14.04		436	6.65%	\$674,176	\$21,741	\$1,412	
	Neighborhood Commercial	20.40	100%	20.40	33.27		679	10.36%	\$1,050,789	\$51,499		\$4.73
	Highway Service Commercial	13.57	100%	13.57	33.27		451	6.89%	\$698,629	\$51,499		\$4.73
	Central Business District	17.88	100%	17.88	62.09		1,110	16.95%	\$1,718,656	\$96,116		\$2.21
	Office	11.96	100%	11.96	15.52		186	2.83%	\$287,388	\$24,029		\$2.21
	Business/Industrial Park	34.28	100%	34.28	6.35		218	3.32%	\$336,980	\$9,830		\$0.90
	Light Industrial	47.32	100%	47.32	6.35		300	4.59%	\$465,154	\$9,830		\$0.90
	Heavy Industrial	27.19	100%	27.19	6.35		173	2.64%	\$267,295	\$9,830		\$0.90
	Public/Quasi-Public	33.64	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Total	832.98		799.34			6,551	100.00%	\$10,140,000			
Parks & Recreation Capital	Rural Residential	51.13	100%	51.13	2.24	pop/acre	115	1.43%	\$47,298	\$925	\$1,156	
	Low Density Residential	104.55	100%	104.55	8.62		902	11.23%	\$372,386	\$3,562	\$1,156	
	Medium Density Residential	364.08	100%	364.08	12.94		4,710	58.68%	\$1,945,171	\$5,343	\$1,156	
	Medium High Density Residential	75.97	100%	75.97	17.71		1,345	16.76%	\$555,676	\$7,314	\$950	
	High Density Residential	31.01	100%	31.01	30.80		955	11.90%	\$394,469	\$12,721	\$826	
	Neighborhood Commercial	20.40	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Highway Service Commercial	13.57	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Central Business District	17.88	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Office	11.96	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Business/Industrial Park	34.28	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Light Industrial	47.32	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Heavy Industrial	27.19	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Public/Quasi-Public	33.64	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Total	832.98		626.74			8,026	100.00%	\$3,315,000			

Figure 14
City of Winters
Fee Funded Facilities Cost Allocation

Facility	Land Use	Developable Acres	Percent Subject To Fee	Acres Subject To Fee	Common Use Factor	Units	Total Use	Percent Share	Cost Share	Fee Per Acre	Fee Per DU	Fee Per Built Sq Ft
Public Safety Capital	Rural Residential	51.13	100%	51.13	1.27	calls/acre/year	65	0.72%	\$11,428	\$224	\$279	
	Low Density Residential	104.55	100%	104.55	4.87		510	5.67%	\$89,979	\$861	\$279	
	Medium Density Residential	364.08	100%	364.08	7.31		2,662	29.64%	\$470,007	\$1,291	\$279	
	Medium High Density Residential	75.97	100%	75.97	12.19		926	10.31%	\$163,455	\$2,162	\$279	
	High Density Residential	31.01	100%	31.01	57.63		1,787	19.90%	\$315,487	\$10,174	\$661	
	Neighborhood Commercial	20.40	100%	20.40	21.78		444	4.95%	\$78,459	\$3,845		\$0.35
	Highway Service Commercial	13.57	100%	13.57	21.78		295	3.29%	\$52,165	\$3,845		\$0.35
	Central Business District	17.88	100%	17.88	87.12		1,558	17.34%	\$275,028	\$15,381		\$0.35
	Office	11.96	100%	11.96	21.78		260	2.90%	\$45,989	\$3,845		\$0.35
	Business/Industrial Park	34.28	100%	34.28	4.36		149	1.66%	\$26,363	\$769		\$0.07
	Light Industrial	47.32	100%	47.32	4.36		206	2.30%	\$36,391	\$769		\$0.07
	Heavy Industrial	27.19	100%	27.19	4.36		118	1.32%	\$20,912	\$769		\$0.07
	Public/Quasi-Public	33.64	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Total	832.98		799.34			8,981	100.00%	\$1,585,663			
General Capital	Rural Residential	51.13	100%	51.13	2.24	people/acre	115	0.76%	\$5,847	\$114	\$143	
	Low Density Residential	104.55	100%	104.55	8.62		902	5.95%	\$46,034	\$440	\$143	
	Medium Density Residential	364.08	100%	364.08	12.94		4,710	31.08%	\$240,459	\$660	\$143	
	Medium High Density Residential	75.97	100%	75.97	17.71		1,345	8.88%	\$68,692	\$904	\$117	
	High Density Residential	31.01	100%	31.01	30.80		955	6.30%	\$48,764	\$1,573	\$102	
	Neighborhood Commercial	20.40	100%	20.40	44.00		898	5.92%	\$45,837	\$2,246		\$0.21
	Highway Service Commercial	13.57	100%	13.57	44.00		597	3.94%	\$30,475	\$2,246		\$0.21
	Central Business District	17.88	100%	17.88	176.00		3,147	20.77%	\$160,675	\$8,986		\$0.21
	Office	11.96	100%	11.96	44.00		526	3.47%	\$26,868	\$2,246		\$0.21
	Business/Industrial Park	34.28	100%	34.28	18.00		617	4.07%	\$31,504	\$919		\$0.08
	Light Industrial	47.32	100%	47.32	18.00		852	5.62%	\$43,487	\$919		\$0.08
	Heavy Industrial	27.19	100%	27.19	18.00		489	3.23%	\$24,989	\$919		\$0.08
	Public/Quasi-Public	33.64	0%	0.00	0.00		0	0.00%	\$0	\$0		\$0.00
	Total	832.98		799.34			15,153	100.00%	\$773,630			
Storm Drain -- non flood study area	Rural Residential	51.13	100%	51.13	0.45	runoff/acre	23	11.23%	\$72,495	\$1,418	\$1,772	
	Low Density Residential	104.55	43%	44.55	0.45		20	9.78%	\$63,172	\$1,418	\$460	
	Medium Density Residential	364.08	58%	212.51	0.45		96	46.67%	\$301,339	\$1,418	\$307	
	Medium High Density Residential	75.97	5%	3.97	0.45		2	0.87%	\$5,629	\$1,418	\$184	
	High Density Residential	31.01	29%	8.92	0.45		4	1.96%	\$12,649	\$1,418	\$92	
	Neighborhood Commercial	20.40	34%	6.96	0.80		6	2.72%	\$17,538	\$2,521		\$0.23
	Highway Service Commercial	13.57	68%	9.25	0.80		7	3.61%	\$23,313	\$2,521		\$0.23
	Central Business District	17.88	100%	17.88	0.80		14	6.98%	\$45,076	\$2,521		\$0.06
	Office	11.96	60%	7.14	0.80		8	2.79%	\$18,000	\$2,521		\$0.23
	Business/Industrial Park	34.28	100%	34.28	0.80		27	13.38%	\$86,417	\$2,521		\$0.23
	Light Industrial	47.32	0%	0.00	0.80		0	0.00%	\$0	\$0		\$0.00
	Heavy Industrial	27.19	0%	0.00	0.80		0	0.00%	\$0	\$0		\$0.00
	Public/Quasi-Public	33.64	0%	0.00	0.80		0	0.00%	\$0	\$0		\$0.00
	Total	832.98		396.58			205	100.00%	\$645,628			

VI. IMPLEMENTATION

ADJUSTMENTS TO FEE PROGRAM

The fees presented in this report are based on the best cost estimates and land use information available at this time. If costs change significantly in either direction, the fees should be adjusted accordingly. Further, as discussed in Chapter III, the City is currently studying the amount of fire capital and additional general capital equipment it will need to serve the City at buildout of the General Plan. When these reviews are completed, these additional facilities should be added to the fee program.

After the fees are established, the City may conduct an annual review of facility costs and building trends within the City. Based on these reviews, the City will make necessary adjustments to the fee program.

The cost estimates presented in this report are in 1992 dollars. Each year the City will apply an appropriate inflation adjustment factor to the fees to reflect changes in construction costs.

FEE CREDITS

Under the City's capital improvement policy, the City and developers may agree to have developers build certain facilities contained in the fee program. In the case of such an agreement, developers should receive a fee credit based upon the portion of their fee obligation which is met through direct construction of facilities.

APPENDICES

Figure A-1
City of Winters
Water System Improvements for
New Development

Item	Estimate
8" Pipe	\$7,000
10" Pipe	\$827,000
12" Pipe	\$1,190,000
14" Pipe	\$2,272,000
Wells (1)	\$850,000
Generators (2)	\$174,000
Telemetry Systems	\$50,000
Subtotal	\$5,370,000
Contingency (30%)	\$1,611,000
Subtotal	\$6,981,000
Engineering, Legal & Administration (20%)	\$1,396,200
Water System Total	\$8,377,200

"Water"

Source: City of Winter, Water System Master
Plan prepared by CH2M Hill.

(1) Total from Table 7 of Master Plan is \$980,000. Benefit to new development is 3
wells at \$245,000 each plus 47% of well 1

(2) Table 7 from Master Plan shows \$400,000. Benefit to new development is based
on 3 generators at \$50,000 plus 47% of additional generator.

Figure A-2
City of Winters
Sewer System Improvements for
New Development

Item	Estimate
Existing System Improvements (1)	\$780,101
Collection System	\$5,810,000
Wastewater Treatment	\$10,000,000
Pump Stations & Piping	\$2,200,000
Land Purchase for Plant Site	\$400,000
Sewer System Total (2)	\$19,190,101

Source: City of Winter, Sewer System Master
Plan prepared by CH2M Hill.

"sewer"

(1) Based on \$409,000 for 40-acre-foot pond, plus \$72,000 for Grant Avenue Pipe, plus new development's share of back-up generator all of which benefit new development. Plus contingency of 30% and Engineering, Legal, & Admin of 20%.

(2) Includes contingency, engineering, legal and administration.

Figure A-3
City of Winters
Storm Drainage System Improvements for
New Development

Item	Estimate
18" Pipe	\$54,000
24" Pipe	\$245,000
30" Pipe	\$238,000
36" Pipe	\$66,000
48" Pipe	\$268,000
54" Pipe	\$146,000
Subtotal	\$1,017,000
Contingency (30%)	\$305,100
Subtotal	\$1,322,100
Engineering, Legal & Administration (20%)	\$264,420
Storm Drainage System Total	\$1,586,520

Source: City of Winter, Storm Drainage System
Master Plan prepared by CH2M Hill.

Figure A-4
City of Winters
Roadway Improvements for
New Development

Improvement	Total Cost	% Allocation to New Dev.	Allocation to New Dev.
Main Street North	\$6,075,000	100.00%	\$6,075,000
Road 32A (Road 88 to Road 90)	\$3,850,000	100.00%	\$3,850,000
Road 33 Extension (Road 88 to Road 90)	\$3,675,000	100.00%	\$3,675,000
Valley Oak Drive Extension	\$2,145,000	100.00%	\$2,145,000
Rebuild/Widen Grand Ave. by Dry Creek Bridge	\$1,700,000	62.50%	\$1,062,500
Widen Railroad Ave. North of Grant Ave.	\$1,010,000	100.00%	\$1,010,000
Widen East Street	\$230,000	75.00%	\$172,500
Widen Grant Avenue	\$2,600,000	100.00%	\$2,600,000
Widen Grant Avenue/I-505 Overcrossing	\$3,000,000	100.00%	\$3,000,000
New Traffic Signals	\$750,000	100.00%	\$750,000
	\$25,035,000		\$24,340,000

Source: City of Winters Circulation Master Plan prepared by Wilbur Smith Associates.

Appendix B -- Figure 1
City of Winters
Land Use at Bulldout -- 2010
New Development

Land Use	Land Use Code	Acres							Developable Acres						
		Area I	Area II	Area III	Area IV	Area V	Area VI	Total	Area I	Area II	Area III	Area IV	Area V	Area VI	Total
Rural Residential	RR	50.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00
Low Density Residential	LR	45.00	37.85	21.70	0.00	0.00	0.00	104.55	45.00	37.85	21.70	0.00	0.00	0.00	104.55
Medium Density Residential	MR	63.00	191.92	0.00	54.21	54.95	0.00	364.08	63.00	191.92	0.00	54.21	54.95	0.00	364.08
Medium High Density Residential	MHR	0.00	6.97	0.00	0.00	0.00	69.00	75.97	0.00	6.97	0.00	0.00	0.00	69.00	75.97
High Density Residential	HR	8.00	4.50	0.00	3.92	14.59	0.00	31.01	8.00	4.50	0.00	3.92	14.59	0.00	31.01
Agricultural Residential	AR	0.00	0.00	4.50	0.00	0.00	0.00	4.50	0.00	0.00	4.50	0.00	0.00	0.00	4.50
Neighborhood Commercial	NC	3.00	1.74	0.00	6.45	7.82	5.00	24.01	2.55	1.48	0.00	5.48	6.64	4.25	20.40
Community Commercial	CC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Highway Service Commercial	HSC	0.00	0.00	0.00	10.88	5.08	0.00	15.96	0.00	0.00	0.00	9.25	4.32	0.00	13.57
Central Business District	CBD	0.00	0.00	0.34	10.95	21.97	0.00	33.26	0.00	0.00	0.34	10.95	6.59	0.00	17.88
Water-Related Commercial	WRC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Commercial	GC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office	O	0.00	0.00	0.00	6.45	12.96	0.00	19.41	0.00	0.00	0.00	5.48	6.48	0.00	11.96
Business/Industrial Park	BP	0.00	0.00	0.00	40.33	0.00	0.00	40.33	0.00	0.00	0.00	34.28	0.00	0.00	34.28
Light Industrial	LI	0.00	0.00	0.00	0.00	10.91	44.78	55.67	0.00	0.00	0.00	0.00	9.27	38.05	47.32
Heavy Industrial	HI	0.00	0.00	0.00	0.00	0.00	31.99	31.99	0.00	0.00	0.00	0.00	0.00	27.19	27.19
Parks and Recreation	RP	30.00	13.58	0.00	2.43	5.00	32.00	83.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Quasi-Public	PQP	88.00	0.95	0.00	0.00	0.00	10.00	98.95	29.92	0.32	0.00	0.00	0.00	3.40	33.64
Open Space	OS	33.00	0.00	20.92	5.39	21.07	99.07	179.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	Total	320.00	257.51	47.46	141.01	154.34	291.82	1,212.14	198.47	243.04	26.54	123.57	102.84	141.89	836.36

Notes:

1) Developable acres = acres * percent developable*develop. potential (from "Percent Development of Acres" table).

acres

Appendix B -- Figure 2
City of Winters
Percent Development of Acres

Land Use Code	Percent Developable						Develop. Potential (Pct of Bulldout)
	Area I	Area II	Area III	Area IV	Area V	Area VI	
RR	100%	100%	100%	100%	100%	100%	100%
LR	100%	100%	100%	100%	100%	100%	100%
MR	100%	100%	100%	100%	100%	100%	100%
MHR	100%	100%	100%	100%	100%	100%	100%
HR	100%	100%	100%	100%	100%	100%	100%
AR	100%	100%	100%	100%	100%	100%	100%
NC	85%	85%	85%	85%	85%	85%	100%
CC	85%	85%	85%	85%	85%	85%	100%
HSC	85%	85%	85%	85%	85%	85%	100%
CBD	85%	85%	100%	100%	30%	85%	100%
WRC	85%	85%	85%	85%	85%	85%	100%
GC	85%	85%	85%	85%	85%	85%	100%
O	85%	85%	85%	85%	50%	85%	100%
BP	85%	85%	85%	85%	85%	85%	100%
LI	85%	85%	85%	85%	85%	85%	100%
HI	85%	85%	85%	85%	85%	85%	100%
PQP	85%	85%	85%	85%	85%	85%	40%

Notes:

acres_dev

- 1) The nonresidential land uses are 85% developable to allow 15% of the area for building roads.
- 2) CBD lots in areas III and IV are 100% developable since the roads have already been built.
- 3) CBD lots in area V are only 30% developable because they are partially developed already.
- 4) Office lots in area V are only 50% developable because they are partially developed already.

Appendix B -- Figure 3

City of Winters

Acres Outside Flood Study Area Subject To Storm Drain Pipe Fee

New Development

Facility	Land Use	Acres In Facility Area Of Benefit							Total Acres	Percent of Total Acres
		Area I	Area II	Area III	Area IV	Area V	Area VI	Total		
Storm Drain -- non flood study area	Rural Residential	50.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	100%
	Low Density Residential	0.00	22.85	21.70	0.00	0.00	0.00	44.55	104.55	43%
	Medium Density Residential	0.00	146.10	0.00	54.21	12.20	0.00	212.51	364.08	58%
	Medium High Density Residential	0.00	3.97	0.00	0.00	0.00	0.00	3.97	75.97	5%
	High Density Residential	0.00	4.50	0.00	3.92	0.50	0.00	8.92	31.01	29%
	Agricultural Residential	0.00	0.00	4.50	0.00	0.00	0.00	4.50	4.50	100%
	Neighborhood Commercial	0.00	1.74	0.00	6.45	0.00	0.00	8.19	24.01	34%
	Community Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
	Highway Service Commercial	0.00	0.00	0.00	10.88	0.00	0.00	10.88	15.96	68%
	Central Business District	0.00	0.00	0.34	10.95	21.97	0.00	33.26	33.26	100%
	Water-Related Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
	General Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
	Office	0.00	0.00	0.00	6.45	5.14	0.00	11.59	19.41	60%
	Business/Industrial Park	0.00	0.00	0.00	40.33	0.00	0.00	40.33	40.33	100%
	Light Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.67	0%
	Heavy Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.99	0%
	Parks and Recreation	0.00	13.58	0.00	2.43	3.50	0.00	19.51	83.01	24%
	Public/Quasi-Public	30.00	0.00	0.00	0.00	0.00	0.00	30.00	98.95	30%
	Open Space	0.00	0.00	20.92	5.39	0.00	0.00	26.31	179.45	15%
	Total	80.00	192.74	47.46	141.01	43.30	0.00	504.51	1,212.14	42%

fee_pct

EXHIBIT 1

CITY OF WINTERS

ORDINANCE NO. 92-06

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF WINTERS, YOLO COUNTY,
CALIFORNIA, ADOPTING A FACILITY FEE PROGRAM
FOR ALL NEW DEVELOPMENT PROJECTS
IN THE CITY OF WINTERS

CITY OF WINTERS
ORDINANCE NO. 92-06

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF WINTERS, YOLO COUNTY,
CALIFORNIA, ADOPTING A FACILITY FEE PROGRAM
FOR ALL NEW DEVELOPMENT PROJECTS
IN THE CITY OF WINTERS

The City Council of the City of Winters, California, does ordain as follows:

SECTION I. Description. Chapter ____ is added to Title ____, Winters Municipal Code to read as follows:

Chapter ____ . Facility Fees.

Section ____ .1.010 Findings and Purpose.

The City Council of the City of Winters, California, (also referred to as the "City") finds and determines as follows:

(a) On May 19, 1992, the City Council adopted the General Plan and master plans for circulation, sewer, water and storm drainage systems, and the City of Winters Financing Plan, which describe the general location, capacity, and types of capital improvements planned as part of the City's public facilities improvements to serve a population of 12,500.

(b) Pursuant to General Plan Policies I.A.4., I.A.5., I.A.7., I.F.2., I.F.3, III.A.15, III.B.2., IV.A.4., IV.A.5., VII.C.7., and similar policies throughout the General Plan, it is the City's policy to require new development to pay its fair share of expansion of public facilities to serve new growth. The purpose of this Ordinance is to implement these General Plan requirements and, under the authority of Article XI, Section 7 of the California Constitution, to establish the appropriate development fees to pay for the cost of these services and facilities, the demand for which is generated by the type and level of new development in the City of Winters General Plan.

(c) The basis for establishment of the facilities fees was identified in the Master Plan for Circulation, dated May 8, 1992, and prepared by Wilbur Smith Associates, and Master Plans for Sewer, Water and Storm Drainage systems dated May 8, 1992, and prepared by CH2M Hill. Additional analysis of the need for and cost of new public facilities and improvements required by new development was conducted and described in the City of Winters Financing Plan, dated May 8, 1992, the Development Impact Fee Study dated May 1, 1992 by Economic and Planning Systems (EPS), and the addendum to that report dated May 7, 1992, and the

documents relied upon in preparation of that report. The Development Impact Fee Study and addenda by EPS are incorporated by reference, as if set forth in full herein.

(d) The environmental impacts of the facilities described in these documents, including cumulative and growth inducing impacts, have been identified in the Final Environmental Impact Report (EIR) prepared for the 1992 General Plan EIR. Prior to action on site-specific projects, subsequent environmental review will be undertaken as necessary pursuant to the California Environmental Quality Act (CEQA). Therefore, the City Council finds that adoption of this Facilities Fee Program is within the scope of the Final EIR prepared for the City of Winters' General Plan project, and certified by the City Council in Resolution 92-13. The City Council hereby adopts the Findings, Mitigation Monitoring Program, and Statement of Overriding Considerations, attached as Exhibits A, B, and C to City Council Resolution 92-13.

(e) In order to protect the health, safety and welfare of the community and to ensure that adequate public services and facilities are provided for the residents for the City of Winters, adoption of a fee schedule is necessary to finance these public improvements and to pay for the new development projects' fair share of the cost of these improvements.

Section .1.020 Definitions.

(a) "Building Permit" means the permit issued or required for the construction, improvement or remodeling of any structure pursuant to and as defined by the City of Winters Building Code.

(b) "Costs" means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and the costs of land, construction, engineering, administration, and consulting fees.

(c) "City of Winters" means all property located within the geographical area within the City of Winters urban limit line.

(d) "Department" means the City of Winters Community Development and Building Department.

(e) "Developer" shall include an owner or authorized agent of an owner of property.

(f) "Development Entitlement" includes, but is not limited to, a subdivision map, parcel map, rezoning, pre-zoning development agreement or permit for the construction, grading or installation of a single-family detached home, single-family, attached home, duplex, townhome, condominium, apartment, manufactured home or mobile home, or for construction of any non-

residential building or use requiring a permit. It does not include remodeling or additions to a dwelling unit unless such addition or remodeled unit can be separately sold or leased, or substantially increases the demands on the City's infrastructure.

(g) "Director" means the Director of the City of Winters Community Development and Building Department.

(h) "Estimated Cost" means the total estimated cost of constructing a facility.

(i) "Facilities" means those public facilities designated in the Master Facility Plans, Winters Development Impact Fee Study or in any subsequent facilities study adopted by the City.

(j) "Winters Development Impact Fee Study" means the study, including any amendments thereto, adopted by the resolution by the City Council, for the financing of designated facilities and services within the City of Winters including, but not limited to, a designation of those facilities to be constructed with the mitigation fees collected under this chapter, the estimated costs of constructing the facilities, or providing the services designated therein, and the total use factors used in arriving at an allocation of the cost of the facilities to different types of land uses.

(k) "Program Fee" means the total program costs for a particular category of facilities and services applied to the percentage of the total demand for that particular category generated by each type of land use, and divided by the total number of residential units in each residential land use category, or estimated total building square feet in each non-residential land use category.

Section 1.030 Facility Fees.

(a) The payment of development impact fees for capital facilities is hereby established as set forth in the City's Facilities Fee Resolution as a condition of the issuance of all development entitlements for new construction. The City Council shall, by resolution, set forth the specific amount of each fee, list the type of public improvements to be financed, describe the estimated costs of these facilities, describe the reasonable relationship between each fee and the various types of new developments and set forth the time for payment of the fee.

(b) Unless otherwise specified in the Facilities Fee Resolution, each development fee shall be paid prior to issuance of a building permit in the amount established by the Facilities Fee Resolution adopted by the City Council. If no building

permit is required for new development subject to this Ordinance, the fee must be paid prior to issuance of a grading permit, an occupancy permit or other final permit to use the property.

Section .1.040 Limited Use of Fees.

The revenues raised by payment of these facility fees shall be placed in separate and special accounts created to account for the revenue generated by each such fee. Such revenues, along with any interest earnings on each account, shall be used solely to:

(a) Pay for the City's future construction of each category of facilities described in the resolution enacted pursuant to Section .1.030 above, or to reimburse the City for those described or listed facilities in the resolution constructed by the City with funds advanced by the City from other sources;

(b) Reimburse developers who have been required or permitted to install such listed facilities which are oversized with supplemental size, length, number or capacity; or

(c) Allow temporary borrowing between categories of facility fee accounts, consistent with Government Code Section 66006.

Section .1.050 Credit and Reimbursement for Construction of Facilities

(a) Upon application by the developer, the Director may authorize the developer to construct certain on-site or off-site facilities specified in the City's master plans, or at the time and as designated by the Director, in lieu of all, or a portion of, the fee required by this chapter. The owner may be entitled to a credit if the owner (a) constructs the improvements, (b) finances an improvement by cash, assessment district, or Mello-Roos Community Facilities District, or (c) a combination of the above. If so authorized, the credit to be provided to the property owner shall be equal to the estimated cost of the facility as set forth in the most recent Winters master plans or facility estimates, including, but not limited to, unit prices, quantities and project description. The construction of a facility authorized by this section must be approved by the City, and conducted in accordance with the City of Winter's development standards. The property owner must post a bond or other security in a form acceptable to the City Attorney for the complete performance of the construction, before credit is given and before issuance of a grading or building permit.

(b) If the amount of the credit is less than the amount of the otherwise applicable fee, the developer shall pay the difference.

(c) If the amount of the credit is greater than the amount of the otherwise applicable facility fee, the property owner shall be reimbursed pursuant to a reimbursement agreement after the project is accepted by the City, as described in the master plans or any updates of those plans. Any funds paid by the City would be paid only from the applicable fund.

To implement this subsection (c) the property owner and the City shall first enter into a reimbursement agreement. In addition to its other terms, the agreement shall provide that: (1) the general fund of the City is not liable for payment of any obligations arising from the agreement; (2) the credit or taxing power of the City is not pledged for the payment of any obligations arising from the agreement; (3) the land owner shall not compel the exercise of the City taxing power or the forfeiture of any of its property to satisfy any obligations arising from the agreement; and (4) the obligation arising from the agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the development fees deposited in the applicable development impact fee fund.

(d) The construction of facilities by a private owner under this section shall be performed and contracted for as required by law, including but not limited to, compliance with the City of Winters standards and any federal, state and local requirements for public works, applicable to the particular facility.

Section .1.060 Supplemental Fees.

Where a developer proposes a project, which has an impact upon public facilities that is significantly greater or lesser than the standards used to calculate the fees for that category of project, the Director may make a determination on a case by case basis that the fee is inappropriate for the proposed project, and may impose a supplemental fee or reduced fee for a project upon making the necessary findings based upon evidence in the record pursuant to Government Code Section 66001. This determination shall be made prior to imposition of a fee upon the project.

The determination shall be made based upon the application for a development permit, or upon the application for a building permit if no development permit is required, and any additional information requested by the Director. The Director may require the developer to submit engineering data, technical studies, calculations or other project information which is necessary to make a determination pursuant to this section.

Section .1.070 Fee Adjustment or Waiver.

(a) The developer of a development subject to a fee under this chapter may apply to the Director for an adjustment to, or waiver of, that fee.

(b) The application shall be made in writing and filed with the City Clerk no later than ten (10) days before any public hearing on the development permit application for the project, or if no public hearing is required, ten (10) days prior to the time of the application for a building permit. The application shall state in detail the factual basis and legal theory for the claim of adjustment or waiver, and shall include substantial evidence of the absence of a reasonable relationship between the impact on public facilities of that development and either the amount of fee charged, or the type of facilities to be financed.

(c) The Director shall consider the application at an informal hearing held within 60 days after the filing of the fee adjustment application. The decision of the Director is appealable pursuant to Section .1.090.

(d) The applicant bears the burden of proof in presenting substantial evidence to support the application. The Director shall consider the following factors in its determination whether or not to approve a fee adjustment or waiver.

(1) The factors identified in Government Code Section 66001, including but not limited to the following:

- The purposes and proposed uses of the fee;
- The type of development;
- The relationship between the fee's use and type of development;
- The relationship between the need for the improvements and the type of development; and
- The relationship between the amount of the fee and the portion of it attributable to the development.

(2) The substance and nature of the evidence including the Winters Development Impact Fee Study and the applicant's technical data supporting its request. The applicant must present comparable technical information to show that the fee is unreasonable as applied to the particular development.

Section .1.080 Change of Use. If a reduction or waiver is granted pursuant to Section .1.070 of this ordinance, any change in use within the project which substantially affects the demand on the City's services and facilities, shall invalidate the waiver or reduction of the fee and the portion waived or

reduced shall be due and payable to the City of Winters immediately upon notification by the City delivered by mail deposited with the United States Postal Service.

Section ____ .1.090 Appeal Procedure.

(a) The Director is responsible for administering, collecting, crediting, adjusting, and refunding development fees. A decision by the Director, regarding a fee imposed under this chapter, is appealable in accordance with this section. Any person seeking judicial review shall first seek an appeal hearing under this section.

(b) Any person appealing a decision under this chapter shall file a request with the City Manager who is responsible for processing the appeal. The request shall be accompanied by a deposit for the reasonable estimated administrative costs of conducting the hearing, including the City's legal fees. The appeal shall be in writing, stating the factual and legal grounds, and shall be filed within ten calendar days following the decision being appealed.

(c) The Manager shall set the matter for hearing before the City Council and notify the person appealing in writing of the time and place of the hearing.

(d) The City Council shall conduct a de novo hearing, adopt findings of fact and a written decision on the matter, and shall preserve the administrative record of the proceeding. The Council shall consider relevant evidence presented by the appellant and by the Director.

(e) The decision of the City Council is final, and is not subject to reconsideration. It is reviewable by a court under Code of Civil Procedure Section 1094.5.

(f) The City of Winters hereby adopts Code of Civil Procedure Section 1094.6 for the purposes of judicial review under this section. A petition seeking review of a decision under this Chapter shall be filed not later than 30 days following the date on which the decision of the City Council becomes final, and shall be preceded by a written protest including:

- (i) a statement informing the City of the factual elements of the dispute and the legal theory forming the basis for protest, and
- (ii) a statement that the required payment is tendered under protest.

Section .1.100 Five Year Review.

If, five years after collection, any portion of a fee collected pursuant to this Ordinance is unexpended or uncommitted, the City shall review the fee and the purpose for which it was charged, and make a determination and finding as to the continued need for the fee and the reasonable relationship between the fee and the purpose for which it is intended. This review and findings shall be made once each fiscal year in any year that there are unexpended or uncommitted fees, beginning with the fifth year after the effective date of this Ordinance.

If the appropriate finding cannot be made, the City shall refund the fees to the then current owner of record of the project on which the fee was imposed pursuant to Government Code Section 66001(d), Section 66001(e), and Section 66001(f).

Section .1.110 Credits Based on Replacement of Existing Structures.

The City Council may establish a schedule of credits against development fees established pursuant to its Facilities Fee Resolution, based upon the replacement of an existing legal structure which was in existence during the immediately preceding 12 month period. Any credits will be given only to the extent that the City Council can make a finding that (1) the new development does not make demands on infrastructure capacity greater than that imposed by the structures being replaced and (2) the owner of the previous structures paid the applicable development fees, if any, at the time of its construction.

Section .1.120 Automatic Annual Adjustment.

Each fee imposed by this Ordinance shall be adjusted automatically on July 1 of each year beginning on July 1, 1993, by a percentage equal to the rise in the Engineers News Record construction cost index for the preceding twelve (12) months.

Section .1.130 Increase by Resolution.

The amount of each fee established by the Facilities Fee Resolution may be more specifically set and revised at any time by resolution of the City Council, with this Ordinance being considered as enabling and directive, and as establishing the initial fee program.

Section .1.140 Permits Affected.

Except as provided in the Facilities Fee Resolution, this Ordinance shall apply to each and every building permit for new construction either applied for or proposed to be issued on and after the effective date of this Ordinance.

Section ____ .1.150 Audit.

Whenever an audit is requested to determine whether a fee or charge levied by the City exceeds the amount reasonable necessary to cover the cost of any product or service provided, the City Manager shall estimate the cost of the audit and require a deposit in the full amount estimated. If the actual cost is less than estimated, the difference shall be refunded to the person requesting the audit. If the actual amount is greater than the deposit, the person requesting the audit shall pay the full cost and the difference shall be due and payable upon notice to the person requesting the audit. This shall apply to any audit requested pursuant to Government Code Sections 66023, 54985, and any other authority for an audit of the City's fee program.

Section ____ .1.160 Prior Ordinance Superseded.

Ordinance Nos. 76-01 and 78-11, Title VII, Chapter 1, Section 7-1.06(c), of the Winters Municipal Code, adopted _____, 19____, setting facilities fees, is hereby superseded by any development fees in this revised schedule, or any subsequent revised development fee schedules adopted by the City Council.

Ordinance No. 76-01 and 78-11, Title VII, Chapter 1, Section 7-1.06(a) and Section 7-1.06(b) are based on the City's authority to impose a business license tax and are hereby reaffirmed.

Section ____ .1.170 Severability.

If any portion of this Ordinance is found to be unconstitutional or invalid, the City Council hereby declares that it would have enacted the remainder of this Ordinance regardless of the absence of any such invalid part.

Section ____ .1.180 Effective Date.

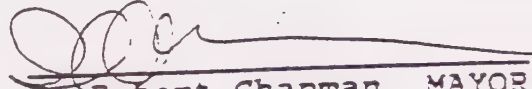
This Ordinance is being adopted pursuant to Government Code Section 66017. This Ordinance and the accompanying resolution were available to the general public for a period of at least ten (10) days prior to the public hearing. The Ordinance shall be effective sixty (60) days from the date of its passage. The Ordinance shall be published once within fifteen (15) days of its adoption in a newspaper of general circulation within the City of Winters.

This Ordinance was introduced at a regular Winters City Council meeting on the 19th day of May, 1992, and after published and posted notice, following a public hearing, was passed on the 26th day of May, 1992, by the following roll call vote:

AYES: CURRY, FRIDAE, MOSIER, PFANNER, MAYOR CHAPMAN

NOES: NONE

ABSENT: NONE


J. Robert Chapman, MAYOR

ATTEST:


Nanci G. Mills, CITY CLERK.

EXHIBIT 2

CITY OF WINTERS

RESOLUTION NO. 92-14

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WINTERS, YOLO COUNTY,
CALIFORNIA, IMPOSING DEVELOPMENT FEES FOR WATER,
WASTEWATER, STORM DRAINAGE AND ROADWAY SYSTEMS, AND FOR
PUBLIC SAFETY, PARKS AND RECREATION, AND GENERAL
ADMINISTRATION FACILITIES

CITY OF WINTERS
RESOLUTION NO. 92-14

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WINTERS, YOLO COUNTY,
CALIFORNIA, IMPOSING DEVELOPMENT FEES FOR WATER,
WASTEWATER, STORM DRAINAGE AND ROADWAY SYSTEMS, AND
FOR PUBLIC SAFETY, PARKS AND RECREATION, AND GENERAL
ADMINISTRATION FACILITIES

WHEREAS, on May 19, 1992, the City of Winters (also referred to as the "City") adopted the City of Winters General Plan which includes a general description of the location, capacity, and types of capital improvements planned for the City at a build out population of approximately 12,500; and

WHEREAS, the City of Winters wishes to expand its current public facilities to serve new development and to establish the appropriate development fees to pay for the cost of these facilities; and

WHEREAS, an ordinance of the City Council of the City of Winters establishing a capital improvement facility fee program in accordance with the growth projected in the City of Winters General Plan has been introduced as Ordinance No. 92-06 on May 19, 1992, and the City wishes to implement the program by adopting the fees contemplated in that program; and

WHEREAS, the basis for establishment of the facilities fees was identified in the City of Winters General Plan, the Circulation, Water, Sewer, and Storm Drainage System Master Plans dated May 8, 1992, and further described in the City of Winters Financing Plan, dated May 8, 1992, and the Development Impact Fee Study, dated May 1, 1992, and Addendum, dated May 7, 1992; and

WHEREAS, the fees established by this resolution do not exceed the cost of providing public facilities necessary to accommodate new development projects in the City of Winters, and

WHEREAS, the relationship between the fees and the types of development on which the fees are imposed, and the apportionment of the cost of the facilities to the types of development are described in the Development Impact Fee Study, and

WHEREAS, the Development Impact Fee Study and Addendum incorporated by reference herein and attached as Exhibits A and B, describe a reasonable relationship between the demands generated by each type of development for each type of public facility, and also applies a fair and reasonable methodology for apportioning the costs of the facilities attributable to each type of development; and

WHEREAS, the City Council finds that the fee schedule and planned improvements are consistent with the Winters General Plan; and

WHEREAS, in order to protect the health, safety and welfare of the community and to ensure that adequate public facilities are provided for the residents for the City of Winters, adoption of the fee schedule is necessary;

NOW, THEREFORE, BE IT RESOLVED that the City Council makes the following findings and adopts the fee schedule for new development in the City of Winters:

I. The Development Impact Fee.

The City Council finds that the study by EPS and supporting City documents provide sufficient evidence to find that the cost estimates set forth in the EPS Study are reasonable cost estimates for constructing these facilities and maintaining levels of service in the City of Winters for water, wastewater, storm drainage and roadway systems, public safety, parks and recreation and general administration facilities. The total fees expected to be collected and generated under this resolution will not exceed the estimated total cost of the facilities and equipment described in Exhibit A. Also, the amount of the fee for each type of use has been allocated to each type of land use based on the estimated share of need created for the facility as described in the EPS study, Exhibit A.

II. CEQA Documentation.

The environmental impacts of the facilities described in these documents, including cumulative and growth inducing impacts, have been identified in the Final Environmental Impact Report (EIR) prepared for the 1992 General Plan EIR. Prior to action on site-specific projects, subsequent environmental review will be undertaken as necessary pursuant to the California Environmental Quality Act (CEQA). Therefore, the City Council finds that adoption of these facilities fees is within the scope of the Final EIR prepared for the City of Winter's General Plan project, and certified by the City Council in Resolution 92-13. The City Council hereby adopts the Findings, Mitigation Monitoring Program, and Statement of Overriding Considerations, attached as Exhibits A, B, and C to City Council Resolution 92-13.

III. Facility Fees.

A fee is hereby established for each category of public facilities listed below, and for each of the following land uses. Where a project is proposed in a general plan land use

designation in any of these categories, the fee described below shall be imposed, except as provided in Section IV, below.

A. Water. A fee is hereby established for water system improvements for the following land uses:

(1)	Rural Residential	\$6,567.00	per unit
(2)	Low Density Residential	1,706.00	per unit
(3)	Medium Density Residential	1,137.00	per unit
(4)	Med High Density Residential	762.00	per unit
(5)	High Density Residential	381.00	per unit
(6)	Neighborhood Commercial	0.54	per square foot
(7)	Highway Service Commercial	0.54	per square foot
(8)	Central Business District	0.13	per square foot
(9)	Office	0.23	per square foot
(10)	Business/Industrial Park	0.64	per square foot
(11)	Light Industrial	0.23	per square foot
(12)	Heavy Industrial	0.64	per square foot
(13)	Planned Commercial Business Park	0.41	per square foot
(14)	Public/Quasi-Public	0.35	per square foot

B. Wastewater. A fee is hereby established for wastewater system improvements for the following land uses:

(1)	Rural Residential	\$5,666.00	per unit
(2)	Low Density Residential	4,415.00	per unit
(3)	Medium Density Residential	3,925.00	per unit
(4)	Med High Density Residential	2,943.00	per unit
(5)	High Density Residential	2,060.00	per unit
(6)	Neighborhood Commercial	2.03	per square foot
(7)	Highway Service Commercial	2.03	per square foot
(8)	Central Business District	0.73	per square foot
(9)	Office	2.03	per square foot
(10)	Business/Industrial Park	2.03	per square foot
(11)	Light Industrial	1.66	per square foot
(12)	Heavy Industrial	2.50	per square foot
(13)	Planned Commercial Business Park	2.03	per square foot
(14)	Public/Quasi-Public	1.60	per square foot

C. Storm Drainage. A fee is hereby established for storm drainage improvements outside study area for the following land uses:

(1)	Rural Residential	\$353.00	per unit
(2)	Low Density Residential	92.00	per unit
(3)	Medium Density Residential	61.00	per unit
(4)	Med High Density Residential	37.00	per unit
(5)	High Density Residential	18.00	per unit
(6)	Neighborhood Commercial	0.05	per square foot
(7)	Highway Service Commercial	0.05	per square foot
(8)	Central Business District	0.01	per square foot
(9)	Office	0.05	per square foot

(10)	Business/Industrial Park	0.05 per square foot
(11)	Light Industrial	0.05 per square foot
(12)	Heavy Industrial	0.05 per square foot
(13)	Planned Commercial Business Park	0.05 per square foot

D. Streets and Highways. A fee is hereby established for streets, roadway and highway improvements for the following land uses:

(1)	Rural Residential	\$1,765.00 per unit
(2)	Low Density Residential	1,765.00 per unit
(3)	Medium Density Residential	1,765.00 per unit
(4)	Med High Density Residential	1,765.00 per unit
(5)	High Density Residential	1,412.00 per unit
(6)	Neighborhood Commercial	4.73 per square foot
(7)	Highway Service Commercial	4.73 per square foot
(8)	Central Business District	2.21 per square foot
(9)	Office	2.21 per square foot
(10)	Business/Industrial Park	0.90 per square foot
(11)	Light Industrial	0.90 per square foot
(12)	Heavy Industrial	0.90 per square foot
(13)	Planned Commercial Business Park	3.47 per square foot

E. Park and Recreational Facilities. A fee is hereby established for park and recreational facilities for the following land uses:

(1)	Rural Residential	\$1,156.00 per unit
(2)	Low Density Residential	1,156.00 per unit
(3)	Medium Density Residential	1,156.00 per unit
(4)	Med High Density Residential	950.00 per unit
(5)	High Density Residential	826.00 per unit
(6)	Neighborhood Commercial	0.00 per square foot
(7)	Highway Service Commercial	0.00 per square foot
(8)	Central Business District	0.00 per square foot
(9)	Office	0.00 per square foot
(10)	Business/Industrial Park	0.00 per square foot
(11)	Light Industrial	0.00 per square foot
(12)	Heavy Industrial	0.00 per square foot
(13)	Planned Commercial Business Park	0.00 per square foot

F. Public Safety. A fee is hereby established for public safety improvements for the following land uses:

(1)	Rural Residential	\$279.00 per unit
(2)	Low Density Residential	279.00 per unit
(3)	Medium Density Residential	279.00 per unit
(4)	Med High Density Residential	279.00 per unit
(5)	High Density Residential	661.00 per unit
(6)	Neighborhood Commercial	0.35 per square foot
(7)	Highway Service Commercial	0.35 per square foot
(8)	Central Business District	0.35 per square foot

(9)	Office	0.35 per square foot
(10)	Business/Industrial Park	0.07 per square foot
(11)	Light Industrial	0.07 per square foot
(12)	Heavy Industrial	0.07 per square foot
(13)	Planned Commercial Business Park	0.35 per square foot

G. General Public Facilities and Equipment. A fee is hereby established for general public facilities and equipment improvements for the following land uses:

(1)	Rural Residential	\$143.00 per unit
(2)	Low Density Residential	143.00 per unit
(3)	Medium Density Residential	143.00 per unit
(4)	Med High Density Residential	117.00 per unit
(5)	High Density Residential	102.00 per unit
(6)	Neighborhood Commercial	0.21 per square foot
(7)	Highway Service Commercial	0.21 per square foot
(8)	Central Business District	0.21 per square foot
(9)	Office	0.21 per square foot
(10)	Business/Industrial Park	0.08 per square foot
(11)	Light Industrial	0.08 per square foot
(12)	Heavy Industrial	0.08 per square foot
(13)	Planned Commercial Business Park	0.21 per square foot

IV. Assignment of Fee.

Where a use is proposed for development, and the use does not represent the use factors calculated for the applicable general plan land use designation, the fee will be assessed based upon the land use category that most closely reflects the demand for services generated by the proposed land use. The Director shall determine the appropriate fee category for assignment of the fee, and make the necessary findings based upon evidence in the record pursuant to Government Code Section 66001.

For purposes of this assignment, the Director shall use the following principles in assigning fees to development projects:

- (1) Residential development projects that are permitted and approved within the non-residential land use designations shall have their fee based on their respective residential density, based upon the comparable density as used in the Winters General Plan Land Use designations.
- (2) Residential development projects within the Agricultural land use designation shall have their fee based on rural residential. For non-residential projects within the Agricultural land use, fees will be assigned on a case by case basis based upon the designation that is most similar to its demands on City services and facilities.

- (3) Public Quasi-Public development projects permitted and approved within other land use designations shall have their fees based upon the Public Quasi-Public Fees shown in Section III.
- (4) Retail Commercial projects permitted in designations other than Neighborhood Commercial or Highway Service Commercial shall have their fees based on the Neighborhood Commercial category.
- (5) In all other cases, the fees for a given development project shall be based on the land use designation description which most closely matches the use of the proposed development project.

V. Open-Space Land Use Applications.

For uses within the Open-Space land use category, a determination shall be made on a case-by-case basis by the Director as to which fees should apply to that use. This determination shall be based upon the type of use and its impacts on the City's services and facilities. In imposing fees pursuant to this section, the Director shall make the findings required by Government Code Section 66001. Any determination by the Director pursuant to this section may be appealed to the City Council pursuant to Section _____.1.090. of Ordinance No. 92-06.

VI. Computation of Fee.

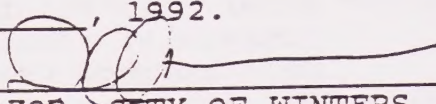
The type of use intended for the property to be developed shall be used in the computation of the fees required to be paid pursuant to this Ordinance. If multiple uses are involved, fees shall be computed on the basis of the total units of each use, or total square feet of building, at the rates set forth in Section III of this Resolution.

VII. Imposition and Payment of Fee.

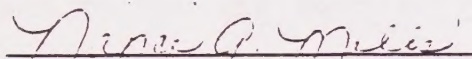
The fees established by this Resolution shall be paid for the property on which a development project is proposed at the time of application for any building permit, or occupancy permit, as required by the City pursuant to Government Code Section 66007. If no building permit is required, it shall be paid at the time of the issuance of a grading permit, occupancy permit or the last approval required from the County for development. Payment shall be in the total amount as computed by the City Community Development Department pursuant to Section III of this Resolution.

For purposes of Government Code Section 66001, the fees included in this fee resolution are imposed at the time any City official or legislative body approves a specific development. If no other approval is required, the fees are imposed at the time of building permit.

ADOPTED THIS 19th DAY OF May, 1992.


MAYOR, CITY OF WINTERS

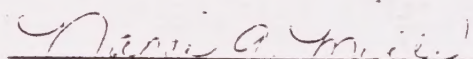
ATTEST:


CITY CLERK, CITY OF WINTERS

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WINTERS)

I, Nanci Mills, City Clerk of the City of Winters, do hereby certify that the foregoing ordinance of the City Council of the City of Winters was duly adopted by said City Council at a regular meeting held on the 19th day of May, 1992, by the following vote:

AYES: COUNCIL MEMBERS: Curry, Fridae, Mosier, Pfanner, Mayor Chapman
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None


CITY CLERK, CITY OF WINTERS

U.C. BERKELEY LIBRARIES



C124908595

